

ADOPTED

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DECEMBER 22, 1988

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 28 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton	2				1
Back Bay					
Beacon Hill					
Charlestown			1		
Chinatown					
City Proper					
Dorchester					
East Boston					
Fenway					
Government Center					
Hyde Park	1		1		1
Jamaica Plain			2		
Kenmore					
Mattapan					
North End			1		
Roslindale	1				
Roxbury					
South Boston	1				
South Cove					
South End					
West Roxbury					

Allston-Brighton

Approval Z-12105. 276-280 North Beacon Street, day care center.
Deferral Z-12207. 592 Cambridge Street, lodging to thirteen apartments.
Approval Z-12191. 38 Mt. Vernon Street, addition.

Charlestown

Denial without Prejudice Z-12214. 320 Medford Street, take-out restaurant.

Dorchester

Denial without Prejudice Z-12190. 64 Howard Avenue, addition.
Deferral Z-12206. 42-46 Charles Street, auto body repair garage.
Approval Z-12219. 48 Rockne Avenue, addition.
Approval Z-12415-12416. 76-78 Torrey Street, group care residences.
Denial Z-12300. 220-230 Columbus Road, three take-out restaurants.
Z-12359. 654 Columbia Road, boarding house.
Z-12361. 145 Stoughton Street, nine to eighteen lodgers.

Hyde Park

Approval Z-12003. 259-261 Wood Avenue, basement living space.
Denial without Prejudice Z-11965. 1 Willow Avenue, 39 apartments.
Deferral Z-12320. 581 American Legion Highway, auto repair garage.

Jamaica Plain

Denial without Prejudice Z-12208. 10 Revere Street, two to three family dwelling.
Denial without Prejudice Z-12215. 28 Ashcroft Street, two to three family dwelling.

North End

Denial without Prejudice Z-11842. 280-292 Commercial Street, six story office building

Roslindale

Approval Z-11920-11921. 882-888 South Street, four to six family dwelling, take-out restaurant, stores, storage.

Roxbury

Deferral Z-12024. 109 Mt. Pleasant Avenue, health clinic.

Deferral Z-12217. 204 Warren Street, lodging house to four family dwelling, addition.

Approval Z-12088. 40 Savin Street, additions.

Approval Z-12213. 39-47 Warren Street, take-out restaurant.

Denial Z-12046 & 12295. 7-9 Holborn Street, subdivision.

Approval Z-12195-12196. 955-957 Massachusetts Avenue, three to six family dwellings.

Approval/Deferral Z-12015. 2326-2328 Washington Street, offices, retail, restaurant.

South Boston

Approval Z-12438. 92 G Street, addition.

South End

Approval Z-12205. 407-409 Shawmut Avenue, addition.

 Z-12439. 77 West Brookline Street, three family dwelling to lodging house.

BOARD OF APPEAL REFERRALS

DECEMBER 22, 1988

	<u>Hearing</u>	
1. Z-11842 POSTPONED	1/10/89	Commercial-Clark Realty Trust d/b/a The Abbey Group 280-292 Commercial Street, Boston
2. Z-11920-11921	1/10/89	Richard Ovesen 882-888 South Street, Roslindale
3. Z-11965	1/10/89	Willow Park Condominium 1 Willow Avenue, Hyde Park
4. Z-12003	1/10/89	Arleana Harrison 259-261 Wood Avenue, Hyde Park
5. Z-12046 & 12295	1/10/89	Pamela Woodley 7-9 Holborn Street, Roxbury
6. Z-12088	1/10/89	Thomas H. Parks 40 Savin Street, Roxbury
7. Z-12205	1/10/89	The Salvation Army 407-409 Shawmut Avenue, Boston
8. Z-12206	1/10/89	Michael Yasner 42-46 Charles Street, Dorchester
9. Z-12207	1/10/89	Edwin & Joy Farr 592 Cambridge Street, Allston
10. Z-12208	1/10/89	Jil Clark 10 Revere Street, Jamaica Plain
11. Z-12213	1/10/89	Anjopi, Inc. 39-47 Warren Street, Roxbury
12. Z-12214	1/10/89	Joanne Eatherton 320 Medford Street, Charlestown
13. Z-12215	1/10/89	Anders Youngren 28 Ashcroft Street, Jamaica Plain
14. Z-12219	1/10/89	Paul Cass 43 Rockne Avenue, Dorchester
15. Z-12300	1/10/89	Kevin Hicks 220-230 Columbia Road, Dorchester
16. Z-12320	1/10/89	A.L.H.A.M. 581 American Legion Highway, Hyde Park

*NOT INCLUDED IN ORIGINAL SUBMISSION

BOARD OF APPEAL REFERRALS

DECEMBER 22, 1988

Hearing

- | | | | |
|------|---------------|---------|---|
| 17. | Z-12415-12416 | 1/10/89 | Boston Housing Authority
76-78 Torrey Street, Dorchester |
| 18. | Z-12438 | 1/10/89 | Kathleen Hornibrook
92 G Street, South Boston |
| *19. | Z-12439 | 1/10/89 | The Salvation Army of Massachusetts
77 West Brookline Street, Boston |
| *20. | Z-12492 | --- | Paul Sullivan Housing Trust
438 Warren Street, Roxbury |

*NOT INCLUDED IN ORIGINAL SUBMISSION

Board of Appeal Referrals

12/22/88

Hearing: 1/10/89

Z-11842

Commercial-Clark Realty Trust
d/b/a The Abbey Group
280-292 Commercial Street
Boston

Site: 16,594 Square feet of land

District(s): Manufacturing (M-2)

Purpose: Erect six-story office building with basement garage for
28 to 36 cars.

Violation(s): Office building and accessory parking area are conditional
uses.

Excessive floor area ratio.

Restricted parking district.

Loading bay design.

VOTED:

POSTPONED

Z-11842, 280-292 COMMERCIAL ST. BOSTON



Z-11842 280-292 COMMERCIAL ST., BOSTON

Hearing: 1/10/89 Z-11920-11921
Richard Ovesen
882-888 South Street
Roslindale

Site: 2½- and one-story structures

District(s): Residential, two-family (R-.5) and Local business (L-.5)

Purpose: Combine lots; change occupancy from four-family dwelling, restaurant, and two stores to six-family dwelling, take-out restaurant, two stores, and storage.

Violation(s): Take-out restaurant is conditional use.

Storage is forbidden use.

Insufficient open space.

VOTED: In reference to petitions Z-11920-11921, Richard Ovesen, 882-888 South Street, Roslindale, for conditional use, forbidden use, and variance to combine lots and change occupancy from four-family dwelling, restaurant, and two stores to six-family dwelling, take-out restaurant, two stores, and storage in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that change of occupancy be limited to six-family dwelling, take-out restaurant and storage, that plans with particular respect to exterior changes, signage, off-street parking and landscaping be submitted to the Authority for design review approval.



FALLON FIELD

Z-11920 882-888 SOUTH STREET, ROSLINDALE

Hearing: 1/10/89

Z-11965
Willow Park Condominium
1 Willow Avenue
Hyde Park

Site: Vacant land

District(s): Residential, two-family (R-.5) and Manufacturing (M-1)

Purpose: Erect four-story 39-unit apartment (condominium) structure with basement and 44-car garage.

Violation(s): Multi-family dwelling is conditional use.

Insufficient lot area, open space, front, and rear yards.

Excessive floor area ratio and building height.

VOTED: In reference to petition Z-11965, Willow Park Condominium, 1 Willow Avenue, Hyde Park, for conditional use and eight variances to erect four-story, 39-unit apartment structure with basement and 44-car garage in a residential (R-.5) and manufacturing (M-1) districts, the Boston Redevelopment Authority recommends denial without prejudice. Agent of appellant has informed Authority that this proposal will be withdrawn.



Z-11965 1 WILLOW AVENUE, HYDE PARK

Board of Appeal Referrals

12/20/88

Hearing: 1/10/89

Z-12003
Arleana Harrison
259-261 Wood Avenue
Hyde Park

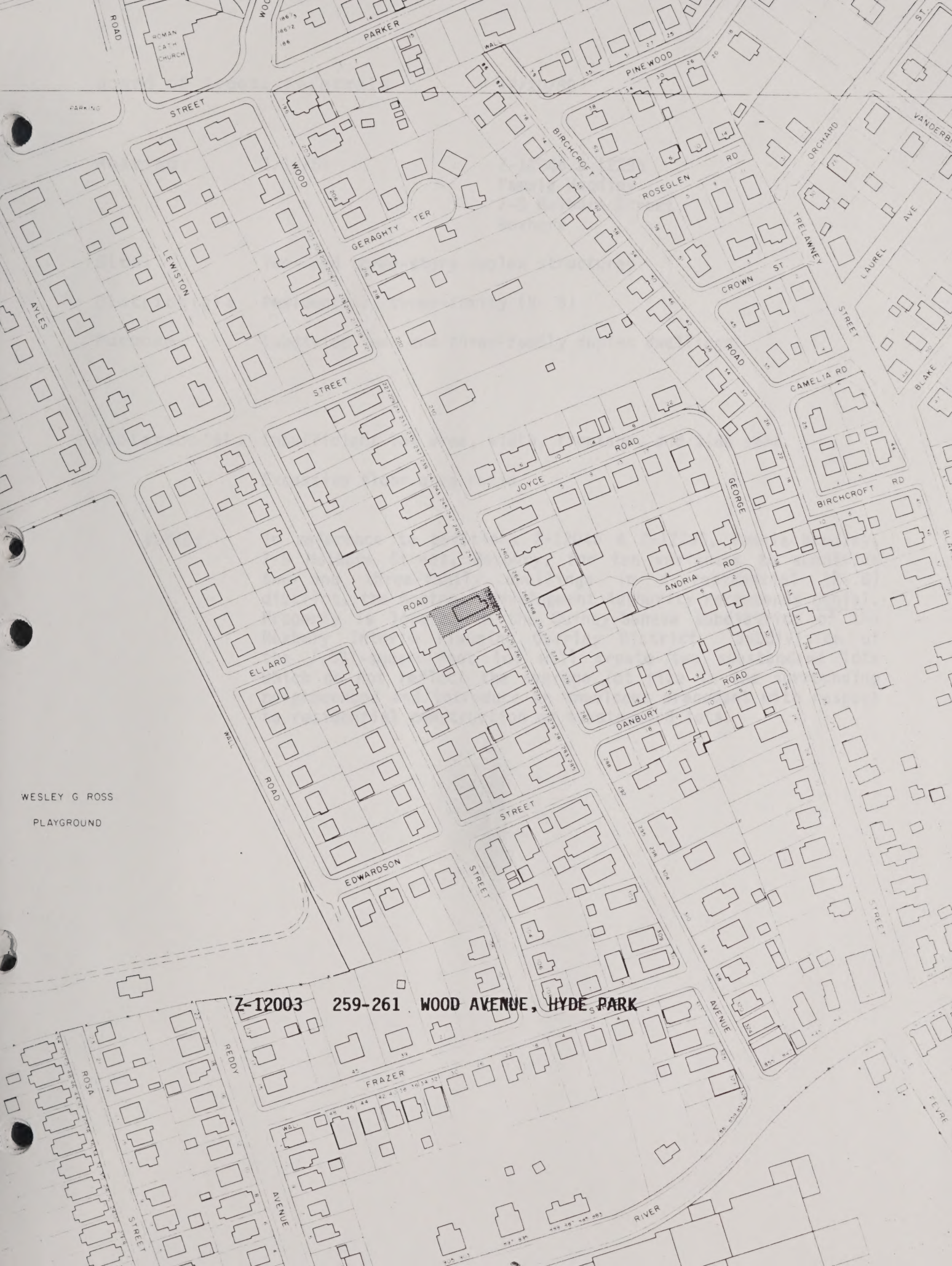
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Extend apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12003, Arleana Harrison, 259-261 Wood Avenue, Hyde Park, for variance to extend apartment to basement in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that basement space comply with Inspectional Services Department guidelines. No exterior changes.



WESLEY G ROSS
PLAYGROUND

Z-12003 259-261 WOOD AVENUE, HYDE PARK

Hearing: 1/10/89

Z-12046 & 12295
Pamela Woodley
7-9 Holborn Street
Roxbury

Site: Two- and three-story duplex structures

District(s): Residential, three-family (R-.8)

Purpose: Subdivide two- and three-family duplex dwellings.

Violation(s): Insufficient lot area, width, frontage, and side yard.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12046 & Z-12295, Pamela Woodley, 7-9 Holborn Street, Roxbury, for ten variances to subdivide two- and three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Property is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Subdivision of the 7,581-square-foot lot will create two substandard lots which do not reflect the average lot size in the surrounding neighborhood and introduce an unwelcome precedent with respect to residential construction on substandard lots.



Z-12046 & 12295 7-9 HOLBORN STREET, ROXBURY

12/20/88

Hearing: 1/10/89

Z-12088
Thomas H. Parks
40 Savin Street
Roxbury

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Erect one-story addition and four rear porch additions to three-family dwelling.

Violation(s): Excessive floor area ratio.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12088, Thomas H. Parks, 40 Savin Street, Roxbury, for variance to erect one-story addition and four rear porch additions to three-family dwelling in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Property is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Dormer and porch additions are part of the general improvement and renovation of the structure. Community and PZAC support.



Z-12088

40 SAVIN STREET, ROXBURY IP0D

Hearing: 1/10/89

Z-12205
The Salvation Army
407-409 Shawmut Avenue
Boston

Site: Five-story structure

District(s): Apartment (H-2)

Purpose: Erect five-story addition to lodging house structure.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient rear yard and setback of parapet.

Restricted roof structure district.

VOTED: In reference to petition Z-12205, The Salvation Army, 407-409 Shawmut Avenue, Boston, for conditional use, extension of nonconforming use, and three variances to erect five-story addition to lodging house structure in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will not exceed height of abutting structure. South End Historical Society and Blackstone Franklin Neighborhood Association support project.



Z-12205 407-409 SHAWMUT AVENUE, SOUTH END

12/20/88

Hearing: 1/10/89

Z-12206
Michael Yasner
42-46 Charles Street
Dorchester

Site: Two-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from garage to autobody repair garage and painting.

Violation(s): Change in nonconforming use.

VOTED: In reference to petition Z-12206, Michael Yasner, 42-46 Charles Street, Dorchester, for change in nonconforming use for change of occupancy from garage to autobody repair garage and painting in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Structure directly abuts residential property. The immediate neighborhood contains the Field's Corner MBTA station, local businesses and multifamily dwellings. Allowing an active auto-related use into this building without specific conditions would have significant impacts on the surrounding neighborhood. Appellant should meet with the Authority and the community to review proposal with respect to the storage of vehicles, ventilation of fumes, and hours of operation.



Z-12206 42-46 CHARLES STREET, DORCHESTER

Hearing: 1/10/89 Z-12207
Edwin & Joy Farr
592 Cambridge Street
Allston

Site:

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from 13 lodgers to 13 apartments.

Violation(s): Multifamily dwelling is forbidden use.

Change in nonconforming use.

Insufficient open space and off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12207, Edwin & Joy Farr, 592 Cambridge Street, Allston, for forbidden use, change in nonconforming use, and three variances for change of occupancy from 13 lodgers to 13 apartments in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Appellant is currently conferring with Inspectional Services Department and is unable to proceed at this time.



2-12207 592 CAMBRIDGE STREET, BRIGHTON IP0D

Hearing: 1/10/89

Z-12208
Jil Clark
10 Revere Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-12208, Jil Clark, 10 Revere Street, Jamaica Plain, for forbidden use and five variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Lot area and open space are insufficient to support a three-family dwelling in this one- and two-family district.



Z-12208 10 REVERE STREET, JAMAICA PLAIN

Hearing: 1/10/89 Z-12213
Anjopi, Inc.
39-47 Warren Street
Roxbury

Site: One-story structure

District(s): General business (B-2)

Purpose: Change occupancy from stores, dental office to store and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12213, Anjopi, Inc. 39-47 Warren Street, Roxbury, for conditional use and variance for change of occupancy from stores and dental office to store and take-out restaurant in a general business (B-2) district, the Boston Redevelopment Authority recommends approval with proviso that use extend to appellant only and expire upon sale, lease, rental, or other disposition of the property. Building is located in the Dudley Square subdistrict of the Roxbury Interim Planning Overlay District. Proposed renovation of the storefront and creation of two new local businesses is compatible with the goals and objectives established in the Roxbury IPOD for the Dudley Square commercial area. Appellant has reviewed the project with the community and the Roxbury Neighborhood Council which has expressed support.



3-12213 39-47 WARREN STREET, ROXBURY

Hearing: 1/10/89 Z-12214
Joanne Eatherton
320 Medford Street
Charlestown

Site: 1,428 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect one-story restaurant structure.

Violation(s): Take-out restaurant is conditional use.

Insufficient corner traffic visibility and front yard.

VOTED: In reference to petition Z-12214, Joanne Eatherton, 320 Medford Street, Charlestown, for conditional use and two variances to erect one-story restaurant structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed use is inappropriate, detrimental to the residential neighborhood, and would set a precedent encouraging additional commercial and retail uses. Proposal would be more appropriately located on Bunker Hill or Main Streets, the major commercial-retail areas in the neighborhood. Abutters are opposed.



7-12214 320 MEDFORD STREET, CHARLESTOWN

Hearing: 1/10/89

Z-12215
Anders Youngren
28 Ashcroft Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-12215, Anders Youngren, 28 Ashcroft Street, Jamaica Plain, for forbidden use and six variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Predominantly one- and two-family neighborhood. Zoning Committee of the Jamaica Plain Neighborhood Council also recommends denial without prejudice.



7-12215 28 ASHCROFT STREET, JAMAICA PLAIN

Hearing: 1/10/89

Z-12219
Paul Cass
43 Rockne Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect front and dormer additions to one-family dwelling.

Violation(s): Excessive building height.

Insufficient front and side yards.

VOTED: In reference to petition Z-12219, Paul Cass, 43 Rockne Avenue, Dorchester, for three variances to erect front and dormer additions to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Addition will not extend beyond existing porch and the dormers are consistent with the architectural character of the neighborhood.



Z-12219 43 ROCKNE AVENUE, DORCHESTER

12/22/88

Hearing: 1/10/89 Z-12300
Kevin D. Hicks
220-230 Columbia Road
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from laundromat, retail, and variety store to variety store and three take-out restaurants.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

VOTED: In reference to petition Z-12300, Kevin D. Hicks, 220-230 Columbia Road, Dorchester, for conditional use and variance for change of occupancy from laundromat, retail, and variety store to variety store and three take-out restaurants in a local business (L-1) district, the Boston Redevelopment Authority recommends denial. The building is a one-story commercial block located at the corner of Columbia Road and Devon Street. Establishing take-out restaurants at this location without off-street parking would have serious impacts on both Columbia Road and the abutting residential streets. Traffic impacts, location of restaurants, and need to attract a variety of commercial uses not presently located in the area to serve the surrounding community are prime concerns which must be addressed.



Z-12300 220-230 COLUMBIA ROAD, DORCHESTER

Hearing: 1/10/89

Z-12320
A.L.H.A.M.
581 American Legion Highway
Hyde Park

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Erect mini automall and autorepair garage.

Violation(s): Repair garage and indoor sales of auto parts and installation are conditional uses.

VOTED: In reference to petition Z-12320, A.L.H.A.M., 581 American Legion Highway, Hyde Park, for two conditional uses to erect mini automall and auto repair garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral until plans are reviewed by the Authority and community.



Z-12320

581 AMERICAN LEGION HIGHWAY, ROSLINDALE

BOSTON
STATE
HOSPITAL

Hearing: 1/10/89 Z-12415-12416
Boston Housing Authority
76-78 Torrey Street
Dorchester

Site: 20,652 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two group care residence structures.

Violation(s): Group care residence is conditional use.

Insufficient front yard.

VOTED: In reference to petitions Z-12415-12416, Boston Housing Authority, 76-78 Torrey Street, Dorchester, for two conditional uses and three variances to erect two group care residence structures in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Each group home will have four residents and a resident staff manager. Appellant is acting as agent for the Department of Mental Health. The homes are specifically designed for people with disabilities. The style and density of the structures are consistent with the surrounding neighborhood and will not have an adverse impact. Programs for the residents in homes will be supervised by the Department of Mental Health.



Z-12415-12416 76-78 TORREY STREET, DORCHESTER

Hearing: 1/10/89

Z-12438
Kathleen Hornibrook
92 G Street
South Boston

Site: Three-story structure

District(s): Apartment (H-1-50)

Purpose: Erect two-story addition.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12438, Kathleen Hornibrook, 92 G Street, South Boston, for variance to erect two-story addition in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with proviso that plans with particular attention to rear doors of additions and to rear decks which are indicated in the plot plan be submitted to the Authority for design review approval.



Z-12438 92 G STREET, SOUTH BOSTON

Hearing: 1/10/89

Z-12439

The Salvation Army of Massachusetts
77 West Brookline Street
Boston

Site: 3½-Story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from three-family dwelling to lodging house.

Violation(s): Lodging house is conditional use.

VOTED: In reference to petition Z-12439, The Salvation Army of Massachusetts, 77 West Brookline Street, Boston, for conditional use for change of occupancy from three-family dwelling to lodging house in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Proposal will tend to alleviate lodging house shortage in the South End. Blackstone Franklin Neighborhood Association has no opposition.



Z-12439 77 WEST BROOKLINE STREET, BOSTON

Hearing: ----

Z-12492
Paul Sullivan Housing Trust
438 Warren Street
Roxbury

Site: Four-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from a four-family dwelling to a lodging house for twenty lodgers and one apartment.

Violation(s): Lodging house is conditional use.

Interim Planning Overlay District.

Insufficient lot area and side yard.

Resident manager unit accessory to lodging house is conditional use.

Insufficient off-street parking.

VOTED: In reference to petition Z-12492, Paul Sullivan Housing Trust, 438 Warren Street, Roxbury, for two conditional uses and three variances to change occupancy from a four-family dwelling to a lodging house for twenty lodgers and one apartment in residential (R-.8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that the conditional use permit extend to this appellant only and that the permit expire upon sale, lease, or other disposition of the property. The appeal is for the change of occupancy from a four-family dwelling to a lodging house for twenty lodgers and one apartment. The building is located along a Boulevard Planning District within the Washington Park South subdistrict of the Roxbury Interim Planning Overlay District. The building is a vacant four-story brick structure in need of extensive interior renovation. The Paul Sullivan Housing Trust is redeveloping this property to provide twenty single-room occupancy units with a resident manager similar to projects they have established in Dorchester and surrounding neighborhoods. The proposed use of this building as a lodging house is appropriate, because of its location along Warren Street, a major thoroughfare connecting the two major commercial districts in Roxbury, Dudley Station, and Grove Hall. The building is better suited towards an adult residential use rather than family-style multibedroom units due to the existing

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Z-12492

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minimal setbacks from Warren Street, the lack of usable open space, and the heavy traffic volume along Warren Street. The appellant has reviewed the project with the community and Neighborhood Council and has received their support for this appeal.

BOARD OF APPEAL REFERRALS

DECEMBER 22, 1988

Hearing

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|------|---------------|----------|---|
| 1. | Z-12015 | 12/20/88 | Ellen Shapira, Trustee
2326-2328 Washington Street, Roxbury |
| 2. | Z-12024 | 12/20/88 | Roxbury Comprehensive Community Health Center, Inc.
109 Mt. Pleasant Avenue, Roxbury |
| 3. | Z-12105 | 12/20/88 | Boston Housing Authority
276-280 North Beacon Street, Brighton |
| 4. | Z-12190 | 12/20/88 | Andre Docena
64 Howard Avenue, Dorchester |
| 5. | Z-12191 | 12/20/88 | Vincenzo Polsell
38 Mt. Vernon Street, Brighton |
| 6. | Z-12195-12196 | 12/20/88 | Katie Anne Realty Trust
955-957 Massachusetts Avenue, Roxbury |
| 7. | Z-12217 | 12/20/88 | R.O.R. Development
204 Warren Street, Roxbury |
| * 8. | Z-12359 | 12/20/88 | Michael MacLoed
654 Columbia Road, Dorchester |
| * 9. | Z-12361 | 12/20/88 | John Powers
145 Stoughton Street, Dorchester |

*NOT INCLUDED IN ORIGINAL SUBMISSION

Hearing: 12/20/88

Z-12015
Ellen Shapira, Trustee
2326-2328 Washington Street
Roxbury

Site: Four-story structure

District(s): General business (B-1)

Purpose: Change occupancy from funeral home to offices, retail, and restaurant.

Violation(s): Insufficient off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12015, Ellen Shapira, Trustee, 2326-2328 Washington Street, Roxbury, for variance for change of occupancy from funeral home to offices, retail, and restaurant in a general business (B-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval of conversion from funeral home to offices and retail stores and deferral of take-out restaurant. Property is located in the Dudley Square subdistrict of the Roxbury Interim Planning Overlay District. Conversion to office space and retail use is appropriate. This building is part of the series of structures located in the center of the commercial block which composed the former Dudley Station. This appeal allows for the introduction of new commercial endeavors in the Dudley Square area consistent with goals and objectives established in the Roxbury Interim Planning Overlay District. There are concerns with the establishment of a take-out restaurant with respect to off-street parking, hours of operation, and rubbish collection. There are a number of take-out establishments in the immediate area which have impacts on traffic circulation through the Dudley Square area. Increasing the number of food service businesses in this area requires specific information from the appellant. The appellant has reviewed the proposal with the Roxbury PZAC. PZAC has voted to support the project.



Z-12015 2326-2328 WASHINGTON STREET, ROXBURY IP0D

Hearing: 12/20/88 Z-12024
Roxbury Comprehensive Community
Health Center, Inc.
109 Mt. Pleasant Avenue
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from convent to health clinic.

Violation(s): Clinic is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12024, Roxbury Comprehensive Community Health Center, Inc., 109 Mt. Pleasant Avenue, Roxbury, for conditional use for change of occupancy from convent to health clinic in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Building which has been vacant for over five years is located in the Mt. Pleasant subdistrict of the Roxbury Interim Planning Overlay District. Mt. Pleasant Street is a narrow one-way residential street with limited off-street parking facilities. Appellant plans to meet with community. Specific concerns are: health programs, number of clients to be served, hours of operation, and location of facilities.



Z-12024 109 MT. PLEASANT STREET, ROXBURY IP0D

Board of Appeal Referrals

12/22/88

Hearing: 12/20/88

Z-12105
Boston Housing Authority
276-280 North Beacon Street
Brighton

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from 12 apartments to same and day care center.

Violation(s): Day care center is conditional use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12105, Boston Housing Authority, 276-280 North Beacon Street, Brighton, for conditional use for change of occupancy from 12 apartments to same and day care center in a residential (R-.5) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Site is located within the Commonwealth Avenue, Brighton Avenue, North Beacon Street subdistrict of the Allston-Brighton Interim Planning Overlay District. Day care facility is an expansion of the existing social service programs within the Faneuil Housing Project. Proposal has been reviewed by the community and PZAC voted to support.



Z-12105 276-280 NORTH BEACON STREET, BRIGHTON IP0D

Board of Appeal Referrals

12/22/88

4

Hearing: 12/20/88 Z-12190
Andre Docena
64 Howard Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to two-family dwelling.

Violation(s): Excessive floor area ratio.
Insufficient side, and rear yards.

VOTED: In reference to petition Z-12190, Andre Docena, 64 Howard Avenue, Dorchester, for three variances to erect one-story addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Site is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. Specific concern is the proximity of addition to an existing garage structure on abutting rear lot. Project should be scaled back to width of original porch.



Z-12190 64 HOWARD AVENUE, DORCHESTER

Board of Appeal Referrals

12/22/88

Hearing: 12/20/88 Z-12191
Vincenzo Polselli
38 Mt. Vernon Street
Brighton

Site: 2½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect rear addition to two-family dwelling.

Violation(s): Extension of nonconforming use.
Insufficient rear yard.

VOTED: In reference to petition Z-12191, Vincenzo Polselli, 38 Mt. Vernon Street, Brighton, for extension of nonconforming use and variance to erect addition to two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will not encroach upon abutting residences.



Z-12191 38 MT. VERNON STREET, BRIGHTON

Hearing: 12/20/88 Z-12195-12196
Katie Anne Realty Trust
955-957 Massachusetts Avenue
Roxbury

Site: Three-story duplex structure

District(s): Industrial (I-2)

Purpose: Change occupancy of each structure from three to six apartments.

Violation(s): Multifamily dwelling is forbidden use.
Insufficient lot area, open space, and off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petitions Z-12195-12196, Katie Anne Realty Trust, 955-957 Massachusetts Avenue, Roxbury, for two forbidden uses and eight variances for change of occupancy of each structure from three to six apartments in an industrial (I-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with proviso that interior plans be submitted to the Authority for design review approval. The buildings are located in the Hampton-George subdistrict of the Roxbury Interim Planning Overlay District. This is an existing condition. The work to convert the buildings to twelve units was done in 1976 when the entire structure was renovated. Appellant has met with and reviewed the appeal with the community and PZAC who have given conditional support to the appeal. Concern is the small size of the apartments and the number of people living in the apartments.



Board of Appeal Referrals

12/22/88

7

Hearing: 12/20/88

Z-12217
R.O.R. Development
204 Warren Street
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from lodging house to four-family dwelling;
erect penthouse addition.

Violation(s): Lodging house is forbidden use.

Excessive floor area ratio.

Insufficient open space.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12217, R.O.R. Development, 204 Warren Street, Roxbury, for forbidden use and two variances for change of occupancy from lodging house to four-family dwelling and erect penthouse addition in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends deferral. Property is located in the boulevard planning district of the Sav Mor subdistrict of the Roxbury Interim Planning Overlay District. Concerns are: community input (appellant has not met with community), size and number of units and rooftop addition. Building is part of a distinctive series of row structures and additions visible from the street merit architectural review.



Z-12217 204 WARREN STREET, ROXBURY IP0D

Board of Appeal Referrals

12/22/88

Hearing: 12/20/88

Z-12359
Michael MacLoed
654 Columbia Road
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one-family dwelling to boarding house.

Violation(s): Lodging-boarding house is conditional use.

Insufficient lot area and off-street parking.

VOTED:

In reference to petition Z-12359, Michael MacLoed, 654 Columbia Road, Dorchester, for conditional use and two variances for change of occupancy from one-family dwelling to boarding house in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with provisos: that the Conditional Use Permit extend solely to this operator; that the variance last for a period of three years at which time the Board of Appeal should review the appropriateness of the use at this location.



7-12359

654

COLUMBIA ROAD, DORCHESTER

NORTH

DORCHESTER

CEMETERY

UPHAM'S
CORNER

Board of Appeal Referrals

12/22/88

Hearing: 12/20/88

Z-12361
John Powers
145 Stoughton Street
Dorchester

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Increase capacity of lodging house from nine to eighteen lodgers.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area and off-street parking.

VOTED: In reference to petition Z-12361, John Powers, 145 Stoughton Street, Dorchester, for three variances to increase capacity of lodging house from nine to eighteen lodgers in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with provisos: that the variance and the use extend solely to this operator; that the conditional use be for a period of three years at which time the Board of Appeal review the appropriateness of the use at this location.



Z-12361 145 STOUGHTON STREET, DORCHESTER